

Spokane Register of Historic Places

Nomination Form

City/County Historic Landmarks Commission
Fourth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries—complete applicable sections

1. Name

historic _____

and/or common Marianna Stoltz House Bed and Breakfast

2. Location

street & number East 427 Indiana

city, town Spokane _____ vicinity of _____

state Washington _____ county Spokane

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Marianna Stoltz

street & number E. 427 Indiana

city, town Spokane _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Courthouse

street & number West 1116 Broadway

city, town Spokane _____ state Washington

6. Representation in Existing Surveys

title _____

date _____ federal _____ state _____ county _____ local _____

depository for survey records _____

city, town _____ state _____

7. Description.

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>May 28, 1987</u>

Describe the present and original (if known) physical appearance

Fir and deciduous trees add charm to the landscaping of this large and classic American Foursquare situated on a double northwest corner lot. Located in what is now called the Logan neighborhood, the house is in the area of Gonzaga University where the streets are wide and lined with trees. The property is surrounded by a privet hedge; there is a double driveway on the west side leading to the three car garage that is designed in the same style as the house.

The two story cream-colored house is of narrow horizontal wood siding with an overhanging hip roof and a central hip roof dormer. Rafter ends are exposed on the roof eaves. A full porch with square porch posts and decorative balusters extends across the front and side of the home. A red brick chimney with quoins adds a decorative touch on the east side of the structure. Windows are double hung, one over one, with a patterned pane over a plain pane. This home, with its off-set front door, is an excellent example of the American Foursquare described in McAlester's book, A Field Guide to American Houses.

The interior of the home remains intact, from the original fir built-ins in the living room and dining room to the fixtures and the tile fireplace. The floors are hardwood. A room and bath on the rear of the house may have been either an initial revision of the plans or work done shortly thereafter to accommodate servants. The exterior finish is the same as the rest of the house and it is therefore not easy to spot as an addition. Modernization of the kitchen has been done, but in other respects, the house, even to the decorating, retains the look and feel of the early years of this century.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1908 **Builder/Architect** Clapp and Clapp

Statement of Significance (in one paragraph)

Situated in Heath's Addition, this house retains the look and flavor of the early 1900s. Designed by the architectural firm of Clapp and Clapp, the house was built for A. L. Snow, a railroad contractor with the firm of Watson and Snow. The house is important not only because of its classic architectural style, a true American Foursquare, but also because of its association with the early railroad and commercial development of Spokane. The builder of the home, A. L. Snow, was a railroad contractor at a time when a number of cross-country and local feeder railway lines were operating in and around Spokane. Railroads and contracting were important in the growth of the Inland Empire and Spokane was the hub of this empire. Both James A. Anderson and R. H. Leyda, subsequent owners, were involved in the development of commerce and banking on the north side of town.

Heath's Addition was one of the first areas developed on the north side of the Spokane river and is located just north of the land on the north bank acquired by the Jesuits for Gonzaga College. Sylvester Heath built his own home on a large parcel of land in the area. A pioneer settler in Spokane, Heath ran a stationery store, then eventually went into real estate, platting and developing several additions.

The house was built in 1908 for A. L. Snow. In 1914, James A. Anderson, president of the Spokane State Bank, the only bank on the north side of the river, acquired the property. Mr. Anderson also owned the Division Street and Manito hardware companies. In 1919, Anderson traded the property with Bert E. Hilborn of the Spokane Daily Chronicle (newspaper) for Hilborn's home at South 1927 Rockwood Boulevard. In 1922, R. H. and Lulu Leyda purchased the home, owning it until 1961 when it was sold to the present owner. Leyda was co-owner of Leyda and Barr Fuel Company that became the well-known Spokane firm of Ermina Fuel Company.

Clapp and Clapp, the architectural firm that designed the house, was composed of Frank Clapp, who had come to Spokane in 1885, and Lewis A. Clapp. Their work in Spokane includes the old Colonial Hotel, the Blessing Block and apartments on Pacific and Pine, the Foresters International building and the Villa Nova apartment house on Cedar. In the early years while practicing alone, Frank Clapp designed the bank in Genessee, Idaho, the Adams County courthouse and bank in Ritzville and the Ford Block in Kalispel, Montana. The firm had a long and successful practice in Spokane.

9. Major Bibliographical Reference

Durham, N. W., Spokane and the Inland Empire, 1912.
R. L. Polk's Spokane City Directories.
Ticor Tile Company's Tract Books.
The Spokesman Review, 9 August 1908; The Spokesman Review 17 June 1909.
~~American Journal of Progress, New York, ca. 1904, Special Issue, Spokane.~~

10. Geographical Data

Acres of nominated property less than one acre

Heath's Addition, east 90 feet of Lot 4, Block 14 (blocks in this area were divided into quarters, each lot being 150 feet wide.).

Verbal boundary description and justification

90 feet facing Indiana and 150 feet along the side street of Addison.

List all states and counties for properties overlapping state or county boundaries

state _____ county _____

state _____ county _____

11. Form Prepared By

name/title Mr. & Mrs. Jim Maguire, with assistance of Nancy G. Compau, Northwest Room
Spokane Public Library
organization _____ date May 28, 1987
street & number West 26 - 17th telephone 455-9341
city or town Spokane, WA 99203 state Washington

12. Signature of Owner(s) Marianna Steg

For Office Use Only:

Date Received: 6-8-87

Date Heard: 7-8-87

Commission Decision: APPROVE

Council/Board Action: _____

Date: _____

Attest: _____

City Clerk

Approved as to form: _____

Ass't. Corporation Counsel

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

Mayor, City of Spokane or Chair, Spokane County Commissioners

Chair, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer